

Longview Farm Workers' Cottages (Farm Row)  
Longview Road  
Lees Summit  
Jackson County  
Missouri

HABS No. MO-1222-41

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MO-1222-41

## LONGVIEW FARM WORKERS' COTTAGES (FARM ROW)

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Location: Northwest of work horse complex in Longview Farm, Longview Road, 3 miles west of Lees Summit Road, Lees Summit, Jackson County, Missouri.

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USGS Lees Summit Quadrangle, UTM Coordinates: 15.373330.4306360.

Present Owner: Corps of Engineers, U.S. Army.

Present Use: None. Scheduled for demolition.

Significance: These six cottages, commonly referred to as "Farm Row" or "String Town" by Longview neighbors, were built for the married workmen on the farm. Located near the work horse complex, these cottages were similar in appearance, but their different porches show an attempt to individualize the structures. Five more cottages, provided specifically for dairy workers, were located north of the dairy complex. Equipped with hot and cold running water, these cottages were comparatively grand accommodations for farm workers at the time.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: 1914.
2. Architect: Henry F. Hoit.
3. Original and subsequent owners: See Longview Farm data sheet (MO-1222).
4. Builder, etc.: See Longview Farm data sheet (MO-1222).
5. Original plan and construction: The architect's plans, located in the University of Missouri at Kansas City Library, show that these cottages, when built, differed from each other only in their front entry porches. Although the cottages were built in the same style as the other farm buildings, they were not as elaborate, lacking the tile roofs. Simple shingle roofs were used, most likely because the cottages were located off the main farm roads and out of the public eye.

The May 10, 1914, Kansas City Star reported, "Six cottages for married workmen are nearing completion...each containing four rooms, hot and cold water and modern sanitary conveniences."

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6. Alterations and Additions: The cottages have remained virtually unchanged over the years with the exception of various occupants' own minor alterations; the third, fourth, fifth, and sixth cottages have had no alterations.

The second cottage burned in the 1940s and was subsequently rebuilt with plaster walls rather than the tongue and groove siding found in the other cottages. The gable window in this cottage has a square frame rather than a segmental arch frame. The first cottage had stairs up to the attic crawl space installed by the resident in order to provide sleeping space for his children in the winter (according to Pearl Crawford).

For background information, see Longview Farm History (MO-1222).

B. Sources of Information:

See Longview Farm data sheet (MO-1222).

Prepared by: Kathryn A. Burns  
Historian  
HABS  
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: As individual buildings these six simple structures have little architectural significance. When seen in context with the rest of Longview Farm, however, their importance becomes evident. Like the other buildings on the farm, the structures are cream-colored stucco with red tile roofs and red brown trim. The indoor plumbing and hot and cold running water provided for the workers and their families, and not just Long and his family, served to emphasize Long's desire for the best and most modern conveniences throughout the farm.
2. Condition of fabric: Poor; the buildings have been vacant since the late 1960s.

B. Description of Exterior:

1. Over-all dimensions: The one-and-a-half story structure measures 24' (four-bay front) by 32' deep.
2. Foundations: Rough cut stone foundation walls support the main block of the houses. The front and rear porches are supported by stone piers.
3. Wall construction, finish, color: The frame walls are covered with cream-colored stucco over wire mesh.
4. Structural system, framing: Each of the buildings is of standard frame construction. The roof rafters bear on the long north-south exterior walls.
5. Porches: All six buildings have a screened back porch across half the back. The floor and steps are wood. Access is from the kitchen. A 13' x 7' porch is centered on the front of each house. The front porch of Cottage #1 has a hip roof supported by box columns, and the porch is enclosed by vertical boards and glass. Cottage #2 has a gable roof, and is enclosed like #1. Cottage #3 has a shed roof supported by stuccoed walls; the entrance has a segmental arch. Cottage #4 has a hip roof supported by box columns, with a wood railing and square balusters. Cottage #5 has a shed roof supported on brackets, a wood railing and square balusters. Cottage #6 has a shed roof with exposed rafter ends at the eaves, stuccoed walls and a segmentally arched opening that has been enclosed with glass.
6. Chimney: There is one chimney, made of brick, in the center of each of the houses.
7. Openings: All the trim is painted red-brown, except for the front porch door and window in Cottage #2. They are white.

- a. Doorways and doors: The front and back doors were originally wood with six lights in the top half and a single panel below. Cottage #2 now has a wooden front door with a single pane of glass in the upper half.
  - b. Windows: With the exception of the arched attic window, all windows have six-over-one lights in double hung sashes. The attic windows are fixed with ten lights. Cottage #1 has a newer sash with only two lights. All the windows of cottage #2 have one-over-one-light double hung sashes. Its attic window has a simple square frame with a single pane of glass.
8. Roof: All of the roofs had asphalt shingles. Along the ridge, however, were metal caps similar to the terra cotta ridge caps of the other farm structures. The gable runs in the long direction. Six exposed rafter ends are at the eaves on the front elevation.

C. Description of Interior:

1. Floor plans: Except for the addition of a wooden staircase to the attic of Cottage #1, the floor plan of each building is identical and remains the same as when built. The plan has basically four rooms. In the northwest corner is the dining room, and the living room is in the northeast corner. The kitchen is in the southwest corner, and a bedroom and bathroom are in the southeast corner. Every room has a closet.
2. Stairways: None. A hatch to the crawl space under the house is located in the bedroom. Access to the unfinished attics is through an opening in the bathroom.
3. Flooring: The original flooring material was hardwood boards. Over the years linoleum has been laid down in most of the kitchens (#1,3,5,6); all of the bathrooms; the dining rooms of #2,5; and all of the floors of Cottage #1.
4. Wall and ceiling finish: When built, the walls and ceilings were beaded tongue and groove boards. This can still be found in cottages #3,4,5. Drywall and wallpaper or simply wallpaper cover the walls of the remainder of the cottages. Masonite or asbestos tiles have replaced most of the tongue and groove ceilings. The attic of Cottage #1 is finished with masonite panels.
5. Openings: All doors and door and window trim had at one time been stained a dark brown. Much of it has since been painted.

D. Site:

1. The cottages sit in a neat row facing north not far from the Work Horse Complex. Mouse Creek runs past the row to the east with rolling open fields to the south and west. A driveway runs along the back side of the row connecting at both ends with the farm road.
2. Historic landscape design: The area around the cottages was planted with several trees, most of which survive today. These provided shade and a small measure of privacy.
3. Outbuildings: Three small wooden storage sheds as well as one shed for fire-fighting equipment are behind the buildings.

Prepared by Bethanie Grashof  
Project Supervisor  
Historic American Buildings Survey  
Summer, 1978

PART III. PROJECT INFORMATION

The Longview Farm Survey was undertaken in 1978 by the Historic American Buildings Survey (HABS) in cooperation with the Kansas City District of the U.S. Army Corps of Engineers in compliance with Executive Order 11593 as a mitigative effort in the construction of the Longview Dam and Reservoir. Under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the documentation was prepared on site by Project Supervisor Bethanie Grashof (HABS Office); Historian Kathryn A. Burns (George Washington University); Foreman Darl Rastorfer (University of Pennsylvania); and student architects Kimberly I. Merkel (University of Virginia), Leonida Cubellis (Syracuse University), Jeffrey M. Laufer (Temple University), Barney H. Silver (University of Wisconsin at Milwaukee), and Douglas R. Taylor (Auburn University). Work on the drawings was continued in the HABS office by Ms. Grashof and Peter Darlow (McGill University), and completed by Mr. Taylor in 1979. The data was edited in the HABS office in 1979 by Alison K. Hoagland (George Washington University).